

# MARLOES ROAD, KENSINGTON



## DESCRIPTION:

Preparation of a detailed application for a semi-basement rear extension with external glass link in a conservation area of London.

## PLANNING AUTHORITY:

Kensington and Chelsea

## PROJECT TYPE:

Semi-basement rear extension in conservation area of London

## EXPERTISE:

Conservation areas; London

## SECURED PLANNING PERMISSION GRANTED FOR REAR EXTENSION IN LONDON CONSERVATION AREA AT APPEAL

Optimis acted on behalf for our client and prepared a detailed planning application for a semi-basement rear extension with external glass link.

Following the refusal of planning permission by the Council of the Royal Borough of Kensington and Chelsea, Optimis submitted an appeal, the main issue was whether the proposed development would preserve or enhance the character and appearance of the Lexham Gardens Conservation Area.

Optimis successfully demonstrated that the extension would be barely visible and that the character and appearance of the Conservation Area would be preserved. In addition, the Inspector agreed that the development would appear proportionate and sympathetic to the appeal building without resulting in the loss of any significant features of historic or

### Key facts

- Optimis acted on behalf of client, and prepared and submitted a detailed planning application
- Following the Council's refusal, Optimis prepared and submitted an appeal
- Main issue was whether the proposed development would preserve or enhance the character and appearance of the Lexham Gardens Conservation Area
- Optimis successfully argued that the extension would not impact on the character and appearance of the Conservation Area

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